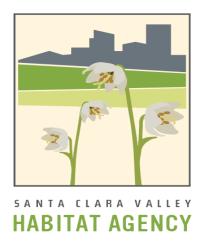
Land Cover Development Fees SANTA CLARA VALLEY HABITAT PLAN



Effective June 1, 2014

Development Fee Type ^{1 2}	Unit	Current Fee ³	Amount3 Alternative Payment Mechanisms4
Land Cover Fee			
Zone A: Mostly natural lands	per acre	\$ 17,028	Land in lieu; mitigation bank credit
Zone B: Mostly agricultural and valley floor			
rural residential lands	per acre	\$ 11,806	Land in lieu; mitigation bank credit
Zone C: Small vacant sites between 0.5 and			
10 acres surrounded by urban development	per acre	\$ 4,313	Land in lieu; mitigation bank credit
Serpentine Fee	per acre	\$ 55,410	Land in lieu (must be serpentine)
Nitrogen Deposition Fee	per new		
	vehicle trip	\$ 3.98	Other mechanism determined during implementation
Burrowing Owl Fee	per acre	\$ 51,568	Land in lieu (must be occupied nesting habitat)
Wetland Fee	_		
Willow Riparian Forest and Mixed Riparian	per acre	\$ 142,838	Wetland mitigation in lieu; mitigation bank credit
Central California Sycamore Woodland	per acre	\$ 260,898	Wetland mitigation in lieu; mitigation bank credit
Freshwater Marsh	per acre	\$ 175,159	Wetland mitigation in lieu; mitigation bank credit
Seasonal Wetlands	per acre	\$ 383,238	Wetland mitigation in lieu; mitigation bank credit
Pond	per acre	\$ 156,755	Wetland mitigation in lieu; mitigation bank credit
Stream	per linear ft.	\$ 601	Wetland mitigation in lieu; mitigation bank credit
Temporary Impact Fee			
Land Cover	per acre	Varies5	Land in lieu; mitigation bank credit
Serpentine	per acre	Varies5	Land in lieu (must be serpentine)
Burrowing Owl	per acre	Varies5	Land in lieu (must be occupied nesting habitat)
Wetland	per acre	Varies5	Wetland mitigation in lieu; mitigation bank credit

¹ See Chapter 9 for details of each development fee and in what circumstances it is required.

Adopted by the Governing Board of the Santa Clara Valley Habitat Agency on August 15, 2013

² The Endowment fee and Plan Preparation fee are included in the appropriate Habitat Plan fees listed in this table as described in Chapter 9.

³ All development fees will be adjusted (up or down) effective June 1st of every year.

⁴ All fees may be paid in cash or, at the discretion of the Santa Clara Valley Habitat Agency (SCVHA), through implementation of conservation actions.

⁵ Temporary fee varies based on duration of impact. See Chapter 9 text for details.